

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 3  | -11A   | LAKEVIEW, ARLINGTON   |

## OWNERSHIP

|           |                         |          |   |
|-----------|-------------------------|----------|---|
| Owner 1:  | PRIVITERA PHILIP J/TR   |          |   |
| Owner 2:  | C/O 166 SALEM ST REALTY |          |   |
| Owner 3:  | LAKEVIEW REALTY TRUST   |          |   |
| Street 1: | 59 UNION SQUARE         |          |   |
| Street 2: |                         |          |   |
| Twn/City: | SOMERVILLE              |          |   |
| St/Prov:  | MA                      | Cntry:   |   |
| Postal:   | 02143                   | Own Occ: | N |
|           |                         | Type:    |   |

## PREVIOUS OWNER

|           |                               |        |  |
|-----------|-------------------------------|--------|--|
| Owner 1:  | FARRINGTON EDWARD E TR-ETAL - |        |  |
| Owner 2:  | FARRINGTON SEIYEN TRS -       |        |  |
| Street 1: | P.O. BOX 319                  |        |  |
| Twn/City: | BELMONT                       |        |  |
| St/Prov:  | MA                            | Cntry: |  |
| Postal:   | 02478                         |        |  |

## NARRATIVE DESCRIPTION

This parcel contains 18,328 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1940, having primarily Stucco Exterior and 12098 Square Feet, with 10 Units, 10 Baths, 0 3/4 Bath, 0 HalfBath, 60 Rooms, and 30 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R4   | TOWNHOU     | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

[illegible]

|              |         |              |       |             |     |              |                |         |        |         |            |        |         |
|--------------|---------|--------------|-------|-------------|-----|--------------|----------------|---------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.42075 | Total SF/SM: | 18328 | Parcel LUC: | 112 | Apts. 8 Plus | Prime NB Desc: | APT AVG | Total: | 605,000 | Spl Credit | Total: | 605,000 |
|--------------|---------|--------------|-------|-------------|-----|--------------|----------------|---------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

## IN PROCESS APPRAISAL SUMMARY

| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value    |
|--------------|-----------------|--------------------------------|------------|------------|----------------|
| 112          | 18328.000       | 1,548,600                      | 10,500     | 605,000    | 2,164,100      |
|              |                 |                                |            |            |                |
|              |                 |                                |            |            |                |
|              |                 |                                |            |            |                |
| Total Card   | 0.421           | 1,548,600                      | 10,500     | 605,000    | 2,164,100      |
| Total Parcel | 0.421           | 1,548,600                      | 10,500     | 605,000    | 2,164,100      |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |            | 178.88     | /Parcel: 178.8 |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 112 | FV  | 1,481,100  | 10500     | 18,328.   | 550,000    | 2,041,600   | 2,041,600     | Year End Roll | 12/18/2019 |
| 2019   | 112 | FV  | 1,226,300  | 10500     | 18,328.   | 550,000    | 1,786,800   | 1,786,800     | Year End Roll | 1/3/2019   |
| 2018   | 112 | FV  | 1,226,300  | 10500     | 18,328.   | 550,000    | 1,786,800   | 1,786,800     | Year End Roll | 12/20/2017 |
| 2017   | 112 | FV  | 1,056,400  | 10500     | 18,328.   | 450,000    | 1,516,900   | 1,516,900     | Year End Roll | 1/3/2017   |
| 2016   | 112 | FV  | 1,056,400  | 10500     | 18,328.   | 450,000    | 1,516,900   | 1,516,900     | Year End      | 1/4/2016   |
| 2015   | 112 | FV  | 929,000    | 10500     | 18,328.   | 380,000    | 1,319,500   | 1,319,500     | Year End Roll | 12/11/2014 |
| 2014   | 112 | FV  | 929,000    | 10500     | 18,328.   | 380,000    | 1,319,500   | 1,319,500     | Year End Roll | 12/16/2013 |
| 2013   | 112 | FV  | 929,000    | 10500     | 18,328.   | 380,000    | 1,319,500   | 1,319,500     |               | 12/13/2012 |

## SALES INFORMATION

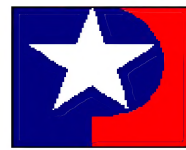
## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

***Patriot***  
Properties Inc.

## USER DEFINED

|                |       |
|----------------|-------|
| Prior Id # 1:  | 78944 |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| Prior Id # 1:  |       |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| Prior Id # 1:  |       |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| ASR Map:       |       |
| Fact Dist:     |       |
| Reval Dist:    |       |
| Year:          |       |
| LandReason:    |       |
| BldReason:     |       |
| CivilDistrict: |       |
| Ratio:         |       |
|                |       |
|                |       |

|            |             |           |
|------------|-------------|-----------|
| APPAISED:  | 2,164,100 / | 2,164,100 |
| USE VALUE: | 2,164,100 / | 2,164,100 |
| ASSESSED:  | 2,164,100 / | 2,164,100 |

Parcel ID 122.0-0005-0003.0

!9531!

## PRINT

| Date     | Time     |
|----------|----------|
| 12/10/20 | 23:59:40 |

**LAST REV**

| Date     | Time     |
|----------|----------|
| 09/13/19 | 10:25:58 |

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**PAT ACCT.**

Sign:

VERIFICATION OF VISIT NOT DATA

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